

LEWIS COUNTY

STAFF REPORT

PROPOSAL INFORMATION

Contact	Cameron Craig		
Owner	Packwood Lumber		
Request	<input checked="" type="checkbox"/> Map <input type="checkbox"/> Text <input type="checkbox"/> UGA Change <input type="checkbox"/> Other		
	Existing Comprehensive Plan Designation:	STI	
	Proposed Comprehensive Plan Designation:	STMU	
	Existing Zoning Category:	STI	
	Proposed Zoning Category:	STMU	
Location/Site Size	Located on US Hwy 12		Approximately 55 acres
Parcel Number(s)	035245011000, 035235001000		
Site Description	Existing Uses	2 Parcels, 1 parcel vacant office & open space, 1 parcel portion of vacant mill & vacant open space	
	Topography	Open space, flat with some vegetation with vacant buildings	
	Other Features	Slight elevations change to the east	

SUMMARY EVALUATION

CRITICAL AREAS REVIEW	
Critical Aquifer Recharge Area	High Susceptibility on west parcel
Floodplain	Both lots 100 year floodplain
Geologically Hazardous Areas	N/A
Wetlands	Small portion located in the north-east section
Hydric Soils	
Stream Buffer	East lot contains stream buffer area

STATE ENVIRONMENTAL POLICY ACT (SEPA)

An environmental checklist was prepared by Lewis County for the proposal and Determination of Non-Significance (DNS) for a non-project action was issued for the

proposal on June 1st, 2011, with a comment and appeal period ending on June 21st, 2011. The DNS was circulated to agencies of jurisdiction and published in the East County Journal on June 1st, 2011.

PUBLIC NOTICE REQUIREMENTS

Notice of the public hearing on the proposal was published in the Legal Notice section of the East County Journal and the Chronicle on June 15, 2011.

Public Participation

The applicant and Lewis County Community Development Department have met the following Public Participation Program guidelines for public notice and public hearing(s):

- Circulation of application and SEPA to affected Lewis County agencies and jurisdictions
- County-wide general circulation of a legal notice placed in the East County Journal and the Chronicle newspaper on June 15, 2011.
- Public meeting & workshop held in Lewis County Courthouse on April 26, 2011, and May 24th, 2011 at 7:00 p.m.
- County-wide general circulation of a legal notice for amendment and hearing date placed in the East County Journal and the Chronicle newspaper on June 15th, 2011.
- Circulation of amendment to state agencies for review as required by RCW 36.70A
- Publication of amendment and map on Lewis County internet site
- Information regarding proposed Rezones and concurrent Comprehensive Plan Map Amendment(s) available at Timberland Regional Libraries and senior centers.

PUBLIC COMMENT

None received as of the date this report was produced.

STAFF REPORT ON AMENDMENT REQUEST

File No: MSC10-0102

Request: The application is a request to change the zoning from Small Town Industrial (STI) to Small Town Mixed Use (STMU), with a concurrent Comprehensive Plan map change from Small Town Industrial (STI), to Small Town Mixed Use (STMU).

Application Summary: The applicant states that the subject parcel is part of the Packwood Lumber Mill site and the Packwood LAMRID, and that a mill site this size was appropriate when unrestricted timber was plentiful. Due to federal and state restrictions the applicant states the mill is not viable and will never operate again. Logs harvested in the area are now being consumed by sawmills at Randall and Morton.

The applicant states that the current housing available in the Packwood area is geared to the retiree or second home buyer. It is anticipated that improvements at the White Pass ski resort will increase opportunities for tourism and associated business development in Packwood. This will result in the need for additional housing geared for workers. This rezone and comprehensive plan map amendment would provide the developer the opportunity to develop residential and mixed-use on the properties, as identified in the summary packet provided by the applicant. The applicant states that they are only attempting to rezone the lower portions of the site at this time, to leave open the option of the upper portion to be developed as industrial in the future. The applicants state that for this use the site is too large to be absorbed into the LAMRID.

Site Information: The proposal consists of two parcels. The parcel located directly adjacent to US Highway 12 is 8 acres and in the ag tax program, although not currently being cultivated. The parcel is mostly flat with scattered vegetation on the site. A small parcel is carved out of the subject parcel adjacent to US Highway 12 and is a public utility site. Parcels to the west and northwest across US Highway 12 are zoned Small Town Mixed Use (STMU); to the east is Small Town Industrial (STI); to the south is Small Town Mixed Use (STMU) and RDD-20. The second parcel is located to the east and is separated from the first parcel by another parcel owned by the applicants. The second parcel is 29 acres and is in the ag tax program, although not currently being cultivated. The parcel contains some outbuildings from the original mill site to the north, and some vegetation on the south portion of the lot. Zoning to the east and south is RDD-20; to the west and north is Small Town Industrial (STI). The applicants state that they will do a boundary line adjustment in the future to adjust the boundary of the larger lot located between the two lots to align with their mixed-use master plan. A small creek runs adjacent to the second parcel.

APPLICABLE ZONING ORDINANCE & COMPREHENSIVE PLAN GOALS AND POLICIES

The zoning ordinance and Comprehensive Plan and other applicable regulations provide the framework for consideration of zone changes and concurrent Comprehensive Plan map amendments. Following are relevant zoning and Comprehensive Plan text citations related to the consideration of the proposed amendment.

Applicable Lewis County Zoning Code Chapters:

Chapter 17.30 Resource Lands

Small Towns – Industrial (STI)

17.55.010 Purpose

Small towns in Lewis County, and particularly Packwood and Randle, have provided significant employment centers for substantial number of Lewis County rural residents, typically in the form of mills and companies servicing the forest products and agricultural

industries. The purpose of the Small Town Industrial District is to assure that areas historically devoted to intensive employment activities are protected to enable communities to maintain or re-establish their economic base and to assure continuation of locations to provide services and support to maintain long-term commercially significant resource activities.

Small Town Mixed Use (STMU)

17.45.010 Purpose

Small towns have been the historic, cultural, and commercial hubs for rural Lewis County. As such, public infrastructure including schools, fire, and often water systems are in place. The purpose of the Mixed Use/Commercial District is to provide land areas within the small towns for the siting of commercial uses which serve the surrounding community with a broad range of retail goods and services. Property within this district may also serve to meet the residential needs of the community in accordance with the capability of local facilities. The Mixed Use/Commercial Districts are designed to assure infilling consistent with surrounding uses and the existing public facilities and character of the area.

Applicable Lewis County Comprehensive Plan Chapters:

Rural Area Development – Guidelines

A. Areas of More Intense Rural Development

“Rural areas in Lewis County are those lands that are not within a UGA, and not within designated timber, mineral, or agricultural lands of long-term significance. Within the rural lands, the County recognizes several categories of uses considered for more intense rural area development”.

“in Lewis County type (i) LAMIRDs include:

- A. Small Towns -.....Small towns meet the criteria for a type (i) LAMIRD (which may include type (ii) and (iii) uses) and may have a combination of more than one use, including commercial, residential, tourist, and industrial uses.

R GOAL Maintain the rural character of Lewis County

Objective R 1 Ensure that growth in the County is focused so that the remainder of the County can remain predominantly rural.

Policy R 1.1 Rural development, outside of defined urban growth areas, should be encouraged in a pattern and density that supports the surrounding and prevailing land use pattern, and that does not create urban demands for services for the County taxpayers to support.

Policy R1.2 Rural development should be encouraged to occur at a density of not more than one dwelling unit per 5 acres.

Policy R1.4 Rural area residents should expect the level of public services, such as water systems, emergency services, road improvements will be limited as distance increases from the urban areas.

Rural Area Industrial

The Rural Area Industrial designation allows industrial uses in the rural area which are primarily dependent on natural resources

Rural Areas Goals, Objectives and Policies

R Goal Allow for industrial uses in the rural area that are primarily dependent on the natural resources derived from the rural area.

R Objective 3 Allow industries such as warehousing, a manufacturing and distribution in areas beyond urban growth areas where appropriate.

Policy R3.1 Allow industries to locate in rural areas proximate to transportation corridors such as Federal and State Highways or railroads.

Policy R3.2 Ensure that any rural location chosen for an industrial use is served by or can be served with necessary infrastructure, (for example: community wells and septic systems).

Policy LU 7.4 New residential uses should be discouraged from locating near active extractive or other type of industrial site unless the residential developer provides adequate buffer from the industrial use.

Cumulative Impact Evaluation

The Planning Commission should review specific objectives and policies related to each zone change and concurrent comprehensive plan map amendment in its decision. Staff has listed the objectives and policies related to this request. Additionally, information contained on the rezone application itself must be weighed against criteria in the zoning ordinance and Comprehensive Plan.

MSC-10-0102 is a request for a zone change from Small Town Industrial (STI) to Small town Mixed Use, and concurrent Comprehensive Plan map amendment from Small Town Industrial (STI, to Small Town Mixed Use (STMU). Currently, the parcel sites under consideration are zoned Small Town Industrial (STI). According to the developer, with the changes in regulation governing timber harvest and the fall in timber harvesting activity, lumber mills such as the Packwood Lumber Mill, which sits on a portion of the

rezone site, are not economically viable, and in the case of the Packwood site will not operate again.

With the increased anticipation of tourism due to improvements to White Pass, coupled with the intent to utilize the existing mill site rather than leave it vacant, the applicant intends to utilize the site for workforce housing, although it should be noted that Small Town Mixed Uses allows for other uses in addition to residential. Also, both lots are in the 100 year floodplain, which may impact how the site develops.

Changing the zoning of the site from Small Town Industrial (STI) to Small Town Mixed Use (STMU) would allow for a similar land use pattern to the west and south. The applicant has provided materials showing the site to be more compatible with those uses associated with the Small Town Mixed Use development rather than Small Town Industrial (STI). Re-designation to Small Town Mixed Use, (STMU), would provide utilization of the parcels to develop as residential or other uses allowed in the Small Town Mixed Use, (STMU), zone rather than remain vacant with an abandoned mill site on a portion of the lots. Staff recommends re-designation to Small Town Mixed Use (STMU), with a concurrent Comprehensive plan map amendment change.